Karen Johnson Davidson County
Batch# 1076998 DEEDWARR
11/30/2023 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $8,880.00
20231130-0092637

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $2,400,000.00 Affiant Subscribed and sworn to before me, this 30th day of November, 2023. Notary Public My commission expires: 3-17-2024

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ashraf Rezaei	**New Owner**	**133-10-0-033.00**
3741 Nolensville Pike		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, The

Nolensville Car Wash Property Trust, u/a dated January 1, 2020, by and through its Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashraf Rezaei

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the westerly margin of Nolensville Road, as widened, said point further described as being the southeast corner of Lot 16 on the Plan of Allied Industrial Park, Section Six, as of record in Book 4060, page 69, Register's Office for Davidson County, Tennessee; thence along said westerly margin South 25 deg. 11' East a distance of 20.58 feet to the beginning of a spiral curve to the left, said curve having a radius of 2316 feet; thence around said spiral curve a distance of 104.42 feet to a point, the chord of said curve being South 25 deg. 24' 30" East 104.42 feet; thence leaving the westerly margin of Nolensville Road and following the southerly line of the herein described tract South 64 deg. 49' West 225.41 feet to a point, thence North 25 deg. 11' West 124.99 feet to a point, said point being the southwest corner of the aforementioned Lot 16 of Allied Industrial Park, Section Six, thence following the southerly line of said Lot 16 and the northerly line of the herein described tract, North 64 deg. 49' East 225.00 feet to the point of beginning, containing 28,144 square feet or 0.646 acres, more or less.

Being the same property conveyed to Nolensville Road Car Wash Properties, LLC, by Warranty Deed from Robert J. Lenard, of record as Instrument No. 20010108-0002417, Register's Office for Davidson County, Tennessee. Robert Lenard, withdrawing member of Nolensville Car Wash Properties, LLC, conveyed his entire fifty percent (50%) ownership interest of the Nolensville Road Car Wash Properties, LLC, including his rights to the above described real estate, to the remaining member, John M. Lenard, by Quitclaim Deed of record as Instrument No. 20191231-0135171, Register's Office for Davidson County, Tennessee. John M. Lenard, the remaining member and one hundred percent (100%) owner of the Nolensville Road Car Wash Properties, LLC, [incorrectly named as the the Nolensville Car Wash Properties, LLC, but corrected by Scrivener's Affidavit of record as instrument # 20231130-_20231130092636__, Davidson County, Register of Deeds Office] conveyed his and the LLC's interests in said property to Nolensville Car Wash Property Trust, u/a dated January 1, 2020, Dorothy F. Lenard, Trustee, of record in Instrument No. 20200103-0000957, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 4060, Page 106, Register's Office for Davidson, Tennessee. Articles of Organization of Nolensville Road Car Wash Properties, LLC of record in Instrument No. 20010103-0001165, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer and/or Storm Drainage Easement of record in Book 3799, Page 684, in the Register's Office for Davidson County, Tennessee. Easement to Nashville Gas Company of record in Book 5881, Page 320, in the Register's Office for Davidson County, Tennessee. Subject to all leases recorded or unrecorded.
c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 3745 Nolensville Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of November, 2023.

Nolensville Car Wash Property Trust

By: Dorothy F Lenard
Dorothy F. Lenard, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dorothy F. Lenard, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further proved to me that she is the Trustee of the Nolensville Road Car Wash Property Trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of November, 2023.

Notary Signature

My commission expires:



File #: **23-459**
RECORD & RETURN TO:
MCCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

Certificate of Authenticity

I, Russell J. McCann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

11/30/23.

Date

Affiant Signature

November 30, 2023

State of TN
County of Williamson

Sworn to and subscribed before me this 30th day of November, 2023

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)